



TOTAL APPROX. FLOOR AREA 1563 SQ.FT. (145.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Chesham Road, Bovingdon

£785,000

An immaculately presented four bedroom detached family home, with off road parking for 5 to 6 cars, located within a short walk to the village high street. The accommodation comprises of a spacious entrance hall, Cloakroom/WC, utility room, an extended Kitchen diner with vaulted ceilings in the dining end, sitting room with a log burner, there is a garage with potential to convert into a playroom or home office, on the first floor there are four bedrooms and a large family bathroom. The rear garden is not over looked and is mainly laid to lawn. Bovingdon Village has an outstanding ofsted rated Primary Academy and a selection of restaurants/pubs, shops, doctors and Dentists. The met line in Chesham is approx 10 mins drive and the train station in Hemel provides a 30 minute service to Euston station.

Ground Floor

Entrance Hall

Double glazed door leading to a spacious entrance hallway with stairs leading to the first floor landing, understairs storage cupboard, grey wood plank karndine flooring, coved ceiling, doors leading to.

WC/ Cloakroom

Window to front, close coupled WC, wash hand basin recessed into vanity unit, grey plank wood karndine flooring.

Kitchen Dinner

A range of wall and base units in gloss white with corian work surfaces, central Island unit with breakfast bar end and additional storage cupboards, integrated AEG dishwasher, space and plumbing for American fridge freezer, space for range cooker, porcelain tiled flooring, integrated ARG microwave, extractor hood, door to side driveway, door to utility room. LED downlights, opening to dining end window overlooking the garden, door leading to rear garden, Velux window, door to garage.

Utility Room

Window overlooking front driveway, black

Franke sink with chrome mixer taps, plumbing for washing machine and space and external vent for tumble dryer, wall mounted Worcester Bosch boiler replaced in 2017

Garage

With up and over garage door and window to the rear.

Sitting Room

French doors over looking rear garden, log burner recessed into brick surround, TV point. Radiator.

First Floor

Bedroom One

Window overlooking rear garden, a range of fitted wardrobes,

Bedroom Two

Window overlooking rear garden, a range of fitted wardrobes, radiator.

Bedroom Three

A range of fitted wardrobes, window to side and to front, wooden flooring.

Bedroom Four

Window to side, fitted wardrobes, radiator.

Family Bathroom

A double aspect room with free standing bath tub and chrome free standing mixer taps with hand held shower attachment, large shower cubicle with glazed shower screen, wall mounted shower mixer with flexible shower hose attachment, centrally heated chrome towel radiator, wash hand basin recessed into vanity unit, radiator, close coupled WC, wooden effect flooring.

Outside

To the front

Gravelled driveway creating off road parking for several cars, electric car charging point, mature hedging and raised beds.

Rear Garden

Mainly laid to lawn with raised decking area creating a secluded dining area/ seating area. Surrounded by mature trees and shrub borders. There is pedestrian access leading to front garden,

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